



**AGENDA
CITY OF BRYAN
HISTORIC LANDMARK COMMISSION
Wednesday, 9 March 2005**

**Regular Meeting – 5:30 p.m.
Council Chambers of the Municipal Building, 300 S. Texas Avenue**

1. Call to Order
2. Recognition of Visitors
3. Citizens to Be Heard on Items Not on Agenda
4. Recognition of Affidavits for Conflict of Interest
5. Consideration of Minutes – October 26, 2004
6. Public Hearing and Consideration for **712 East 30th Street**
Certificate of Appropriateness for demolition and new construction
7. Commissioner and Staff Concerns
 - A. Individual Commissioners' Concerns
 - B. Items for Upcoming Agendas
8. Adjournment

03/09/2005
STATE OF TEXAS
COUNTY OF BRAZOS
CITY OF BRYAN

On the 9th day of March 2005, the Historic Landmark Commission of the City of Bryan convened in an open session of their regular meeting in the City Council Chambers of the Bryan Municipal Building at 5:30 p.m. with the following in attendance:

Commission Member	Attended Today	Mtgs. Held Since Apptmt.	Mtgs. Att'd. Since Apptmt.	% Mtgs Attended	Mtgs Held Last 6 Mths	Mtgs Att'd Last 6 Mths	% Attended Last 6 Mths
Dawn Jourdan	Yes	2	2	100%	*	*	*
James Ferguson	Yes	2	2	100%	*	*	*
Jim Hiney	Yes	25	24	96%	3	3	100%
Chad Grauke	Yes	2	2	100%	*	*	*
George Hester	Yes	13	12	92%	3	3	100%
James Crawley	No	2	1	50%	*	*	*
Shiela Fields	Yes	2	2	100%	*	*	*

Staff members present: Katie Blanchard, Downtown Project Planner; Stephan Gage, Planning Intern.

1. Call To Order

Chairperson Hester called the meeting to order at 5:35 p.m.

2. Recognition Of Visitors

There were four (4) visitors: Ruth Lohmer, Eva Read-Warden, Justin Bulhof, and Jennifer Bulhof

3. Citizens To Be Heard

There were none.

4. Recognition Of Affidavits Filed In Response To State Law On Disclosure Of Local Official's Conflict Of Interest

There were none.

5. Consideration Of Minutes

Approval of minutes from the October 26, 2004 HLC meeting.

Commissioner Hiney made a motion to approve the minutes as presented, and Commissioner Jourdan seconded the motion.

The motion was passed with a unanimous vote.

6. Public Hearing/Consideration – Certificate of Appropriateness for 712 East 30th Street

COA for demolition and new construction

Katie Blanchard, Downtown Project Planner, presented the staff report (on file in Planning Services). Ms. Blanchard informed the Commission that the applicant is proposing the following alterations:

1. Removal of the existing one-room guest house, not original to the primary structure;
2. Restoration of the original portion of the out-building - Removal of a lean-to shed, not original to the 183 sq. ft. out-building;
3. A minor, one-story addition on the northern façade - The approx. 150 sq. ft. addition is proposed to serve as a dressing room and closet for the master bedroom of the primary structure.

Ms. Blanchard informed the Commission the Staff recommended approval of the certificate of appropriateness based on the following findings:

1. **Removal of existing guest house and lean-to shed** - Staff contends that both structures proposed for removal are of minor historical significance, and that the lean-to structure in particular is in a state of disrepair. Staff contends that the applicant has proposed to restore the structures of most significance to the property; being the primary residence and the 183 sq. ft. one-room accessory structure original to the residence. Staff contends that the character of the neighborhood would not be altered by allowing the demolition of the one-room guest house and lean-to addition; and
2. **Master bedroom addition to the primary residence** - Staff contends that the proposed addition appears subordinate to the historic portion of the building, and maintains a proportional size, scale, and massing with the original structure. Staff contends that, because of the addition is in the rear of the house, out of view from the public right-of-way; the proposed addition will not alter the essential form or integrity of the property or surroundings.

The Commission discussed the following with Staff:

1. When was the guest house constructed; and,

Staff responded that the exact date of construction was unknown.

2. Is the proposed color (Butter Crème) for the house similar to light beige; and,

Staff responded the color was closer to a light yellow, and final colors would be approved by staff.

3. What is maximum buildable area for primary and accessory structures for a lot similar to the applicant's lot.

Staff responded that for a lot of this size, the maximum combined square

footage of accessory structures on a single lot is 1025 square feet. The maximum lot coverage of a lot in an SF-5 zoning district is 75 percent.

The public hearing was opened.

Eva Read-Warden, of 823 South Rosemary, Bryan, Texas informed the Commission that she was the architect for the project and was there to answer any questions.

The Commission discussed the following with Ms. Read-Warden:

1. Is the proposed addition simply to expanded the Master Bedroom and convert the current laundry room into closet space; and,

Ms. Read-Warden confirmed that this was the intent of the proposed addition.

2. Is the proposed removal of the guest house an effort to create more yard space; and,

Ms. Read-Warden affirmed that the guest house was not needed by the property owners and its removal was intended to create more yard space for their future family.

3. Is the addition of a porch to the front of the house part of this proposed COA; and,

Ms. Read-Warden informed the Commission that the addition of a porch was not a part of the current COA request.

The public hearing was closed.

Commissioner Fields made a motion to approve the COA, based on Staff recommendations, and Commissioner Hiney seconded the motion.

The motion was passed with a unanimous vote

7. Commissioner And Staff Concerns

A. Individual Commissioner's Concerns

There were none.

B. Items for Upcoming Agendas

Staff informed the Commission that the following items will soon be represented:

1. A submittal for additional work to the Howell Building; and,
2. A proposal to install a canopy at 202 S. Bryan; and,
3. Historical Preservation Ordinance will be presented to the Historic Preservation Ordinance Subcommittee when it is more fully developed.

8. Adjournment

Commissioner Grauke made the motion to adjourn, and the motion was seconded by Commissioner Fields.

There being no other business, the March 9th Regular Meeting of the Historic Landmark Commission adjourned at 6:47 PM.

THESE MINUTES SHALL SERVE AS THE OFFICIAL FINDINGS OF THE HISTORIC LANDMARK COMMISSION, AS APPROVED THIS 23rd DAY OF March, 2005.

Signature of File

Chairperson of the Historic Landmark Commission